

To: Helena Flats Advisory Committee, Flathead County Planning Office
From: Pete Burkett/Shirley Anderson
Re: Minutes September 7 meeting
Date: September 8, 2006

Meeting called to order by Pete Burkett at 7:35 p.m. at Anderson's house as the locks were changed at the school and our key didn't work. .

HFLUAC attending were Pete Burkett, Shirley Anderson, Helen Gray, Ray Young, Jan Stephens. Golembeski and Vranish, excused absence and voting proxy to Shirley.

Visitors: None

Minutes from July were read and approved. No meeting was held in August.

Public Comments None

Communication received:

1. Application for Edmiston Subdivision

New Business

1. Kalispell Jurisdictional limits extend east to Hwy 2 north of Rose Crossing; extend east to Flathead River, south of Rose Crossing. The Helena Flats Land Use District is not included in the Kalispell proposed jurisdictional limits.
2. Loren supplied maps prepared by Natural Resources Conservation Service, 133 Interstate Lane (behind Joann's Fabrics on Lasalle). Three maps; Topo/Wetlands, Soil types aerial photo, and Riparian areas and Farmlands aerial photo. These maps are a scale of 1 inch = 0.2 of a mile. Shirley will try to get flood plain and depth of shallow aquifer of the same scale to be mounted on backs of the above.
3. Map of Helena Flats School District 15 was presented. All but the extreme north end of our land use district is a significant part of the school district which extends west and south. At the November election District 15 will be seeking a 2.3 million \$ bond issue for expansion. Enrollment jumped from 205, spring of 2006 to 234 registrations before fall school opening. The school is at capacity. Projections for enrollments from our HFLand Use District are 30 students per 60 pending subdivision lots. Current estimate is ½ student per home. Projections from areas south and west will be produced. Complete info; plans, need, additional capacity, cost per house, etc. will be available at the school at an October meeting, time to be announced .
4. Edmiston Subdivision is a minor, 4 lots on 20 acres (includes existing lot, home, and barns), compliant with NPlan of 5 acre density. Covenants include no mobile homes.
5. Helena Flats Neighborhood News (HFNN) newsletter planned for October will include an Advisory Committee report, (sample attached to be approved at October meeting), school news, new HF speed limit by school of 25 mph 24/7 rather than just during school hours, etc. A note of thanks for our work and \$100 donation will help with costs of October newsletter.

Old Business

- 1. The Planning Office will work with advisory committees to bring neighborhood plans in compliance with the growth policy.**
- 2. Pressentine Ranch Status; approval for preliminary plat of 82 homes/164 acres was rescinded as the result of a lawsuit brought by NOTA, Neighbors Over the Aquifer. Jan shared parts of the ruling by Judge Kitty Curtis and provided 2 copies which will be reproduced for other committee members. The ruling cited inadequacy of environmental assessment and lack of dependable info regarding sewage and water issues prior to commissioner approval. Discussion ensued as to ramifications for our area. Clarification will be pursued. **Jeff Harris said state laws were being followed even prior to the ruling Pressentine Rancy but the ruling strengthened that position.**

Next meeting will be October 5, 2006.

Meeting was adjourned at 9 p.m.